

CITY OF GRAND JUNCTION

ORDINANCE NO. 5335

AN ORDINANCE AMENDING THE REDLANDS 360 PLANNED DEVELOPMENT OUTLINE DEVELOPMENT PLAN (ODP), INCORPORATE APPROXIMATELY 29.08 ACRES INTO THE ODP, INCLUDING PARCEL NOS. 2945-172-00-183, 2945-183-00-005, AND 2945-183-00-006, AND ESTABLISH PLANNED DEVELOPMENT (PD) ZONING FOR NEWLY ADDED LANDS, RESULTING IN A TOTAL ODP AREA OF APPROXIMATELY 629.08 ACRES, AND AMEND THE ODP TO MODIFY CERTAIN BULK AND LIGHTING STANDARDS FOR PROPERTY LOCATED SOUTH OF THE REDLANDS PARKWAY AND HIGHWAY 340 INTERSECTION

Recitals:

Grand Junction Land Company LLC (GJLC) and Redlands Three Sixty LLC (360) (collectively, "Owners"), in conjunction with La Plata Communities LLC ("Applicant"), request approval of an amendment to the Redlands 360 Planned Development (PD) Outline Development Plan (ODP), originally approved by the City Council in 2022, for approximately 629.08 acres of land generally located south of the Redlands Parkway and Highway 340 intersection, east of South Camp Road, west of the Ridges development, and north of public lands in the City of Grand Junction.

The proposed amendment would incorporate approximately 29.08 acres into the existing PD, including Parcel Nos. 2945-172-00-183, 2945-183-00-005, and 2945-183-00-006, increasing the total PD area from approximately 600 acres to approximately 629.08 acres. The amendment also establishes Planned Development zoning for the newly incorporated properties, including recently annexed lands, and amends certain bulk development standards and outdoor and site lighting standards while maintaining the overall development vision, land use framework, and planning objectives established by the approved ODP.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code ("Code"), the Planning Commission conducted a public hearing and, at the conclusion thereof, recommended approval of the proposed amendment to the Planned Development Outline Development Plan, finding that the amendment conforms with the 2020 One Grand Junction Comprehensive Plan, the Comprehensive Plan amendment criteria, the rezoning criteria, and the Planned Development Outline Development Plan criteria of the Code.

After public notice and public hearing, the Grand Junction City Council finds, for the reasons stated in the record, that the proposed amendment to the Redlands 360 Planned Development Outline Development Plan conforms with the applicable One Grand Junction Comprehensive Plan, the rezoning criteria, and the Planned

Development Outline Development Plan criteria of the Code, and that approval of the amendment will continue to provide the coordinated planning, public benefits, and development framework established through the original Planned Development approval.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT, IN CONSIDERATION OF THE FOREGOING RECITALS AND THE RECORD OF THE ACTION OF THE PLANNING COMMISSION AND THE CITY COUNCIL, THE REDLANDS 360 PLANNED DEVELOPMENT (PD) OUTLINE DEVELOPMENT PLAN (ODP), AS ORIGINALLY APPROVED BY ORDINANCE NO. 5051, IS HEREBY AMENDED TO INCORPORATE APPROXIMATELY 29.08 ACRES INTO THE PD, ESTABLISH PLANNED DEVELOPMENT (PD) ZONING FOR THE NEWLY ADDED LANDS, REZONE THE IDENTIFIED RL-4 PROPERTIES TO PD, AND AMEND CERTAIN BULK DEVELOPMENT STANDARDS, OUTDOOR AND SITE LIGHTING STANDARDS, AND RELATED ODP EXHIBITS AS DEPICTED AND DESCRIBED IN EXHIBITS 3, 6A, 6B, AND 8, ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE. THE AMENDED ODP, AS SET FORTH HEREIN, IS HEREBY APPROVED AND ADOPTED, SHALL BE EFFECTIVE AND ENFORCEABLE IN ACCORDANCE WITH APPLICABLE LAWS, RULES, AND REGULATIONS, AND ALL OTHER PROVISIONS OF THE REDLANDS 360 PLANNED DEVELOPMENT OUTLINE DEVELOPMENT PLAN NOT EXPRESSLY AMENDED BY THIS ORDINANCE SHALL REMAIN IN FULL FORCE AND EFFECT, ALL OF WHICH ARE APPROVED FOR THE FOLLOWING DESCRIBED PROPERTY

Multiple parcels of land situated in Section 17, Section 18 and Section 19 of Township 1 South, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Lot 100 of Canyon Rim 360 Subdivision Filing Number One, as recorded at Reception Number 3002807,

(307.91 acres more or less.)

Together with Redlands 360 Filing 4, as recorded at Reception Number 3162385,

(193.01 acres more or less.)

Together with Tract 1 of Bubar Subdivision as recorded at Reception Number 3140639,

(8.10 acres more or less)

Together with Lot 100 of Renaissance 360 Subdivision, as recorded at Reception Number 3946938, (34.00 acres more or less.)

Together with Redlands 360 Filing 2, as recorded at Reception Number 3162392, (20.37 acres more or less.)

Together with Redlands 360 Filing 1, as recorded at Reception Number 3066475, except Lot 999 thereof, (36.61 acres more or less.)

Together with the northwest quarter of the southeast quarter of the southwest quarter of said Section 18,

(9.99 acres more or less.)

Together with a parcel of land situated in the southwest quarter of the northwest quarter of Section 17, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows;

Beginning at 2.25" brass cap marked MESA COUNTY SURVEY MARKER NO 352 1966 for the west quarter corner of said Section 17, whence a 2.5" aluminum cap marked LS 33650 2006 for the center-west sixteenth corner of said Section 17 bears North 89°54'43" East with all bearings herein relative thereto;

Thence North 00°02'39" West, a distance of 527.27 feet to an illegible 1.5" aluminum cap on the south line of Right of Way per Reception Number 978831;

Thence North 89°55'24" East, a distance of 199.86 feet to a 1.5" aluminum cap marked PLS 4307 USW;

Thence North 00°03'32" West, a distance of 146.83 feet to a 1.5" aluminum cap marked PLS 4307 USW on the purported south line of the Redlands Water and Power Company First Lift Canal and the beginning of a curve concave to the northwest having a radius of 225.00 feet and a central angle of 67°08'11" and being subtended by a chord which bears North 47°43'22" East a distance of 248.82 feet;

Thence easterly along said curve, a distance of 263.64 feet to a point of reverse curvature;

Thence northerly a distance of 191.31 feet along the arc of said curve concave to the south having a radius of 100.00 feet and a central angle of 109°36'50" being subtended by a chord bearing North 68°57'42" East a distance of 163.44 feet;

Thence South 56°13'53" East tangent to said curve, a distance of 223.54 feet;

Thence South 49°55'24" East, a distance of 179.16 feet;

Thence South 45°06'06" East, a distance of 490.80 feet;

Thence South 37°19'22" East, a distance of 162.46 feet;

Thence South 24°18'00" East, a distance of 41.78 feet to the east line of the southwest quarter of the northwest quarter of said Section 17;

Thence South 00°03'38" West, a distance of 145.10 feet to the said center-west sixteenth;

Thence South 89°54'43" West, a distance of 1322.08 feet to the Point of Beginning.
(18.96 acres more or less.)

(TOTAL ACREAGE 628.95, more or less)

INTRODUCED on first reading this 15th day of July 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 5th day of August 2026 and ordered published in pamphlet form.

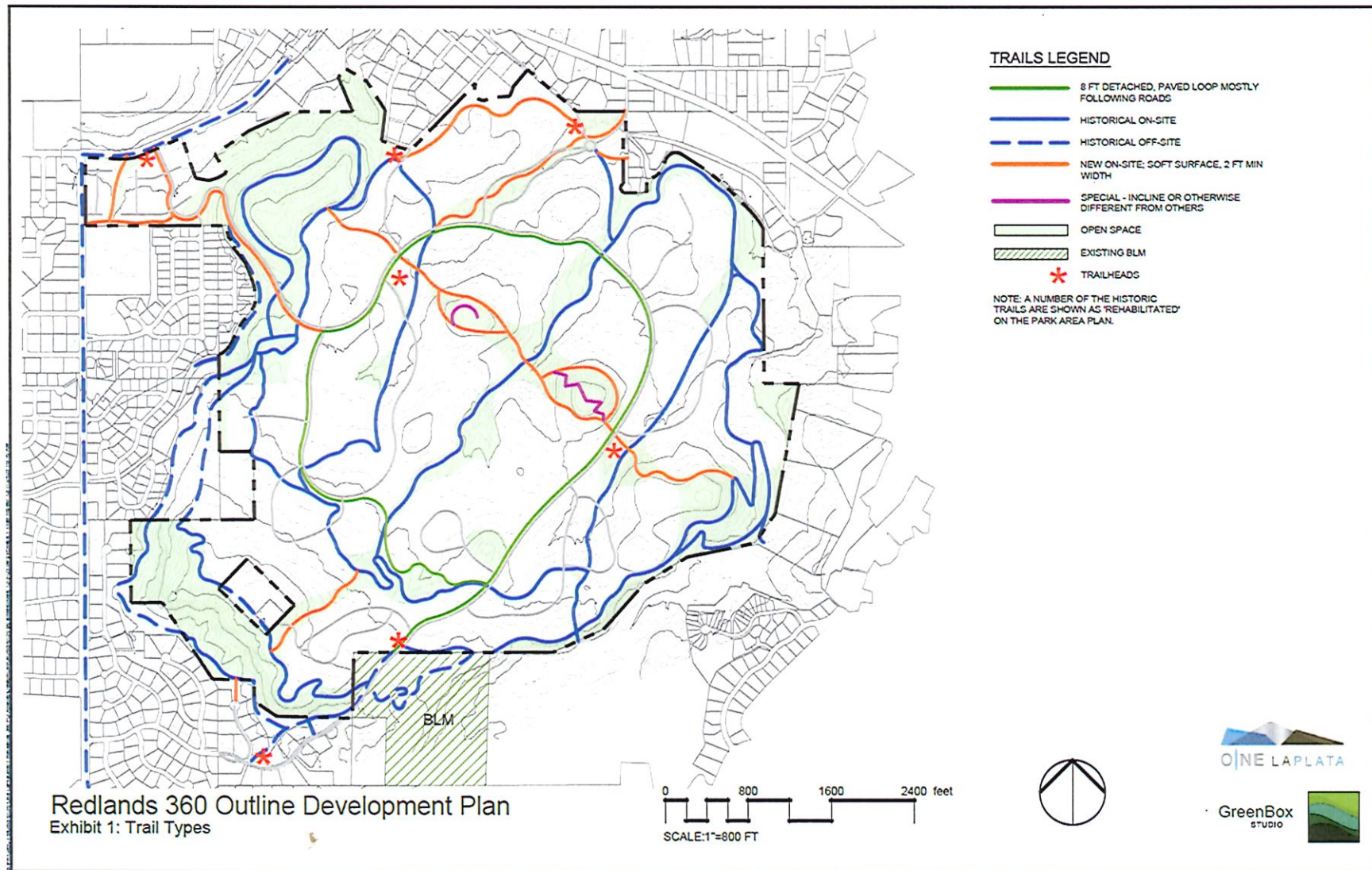


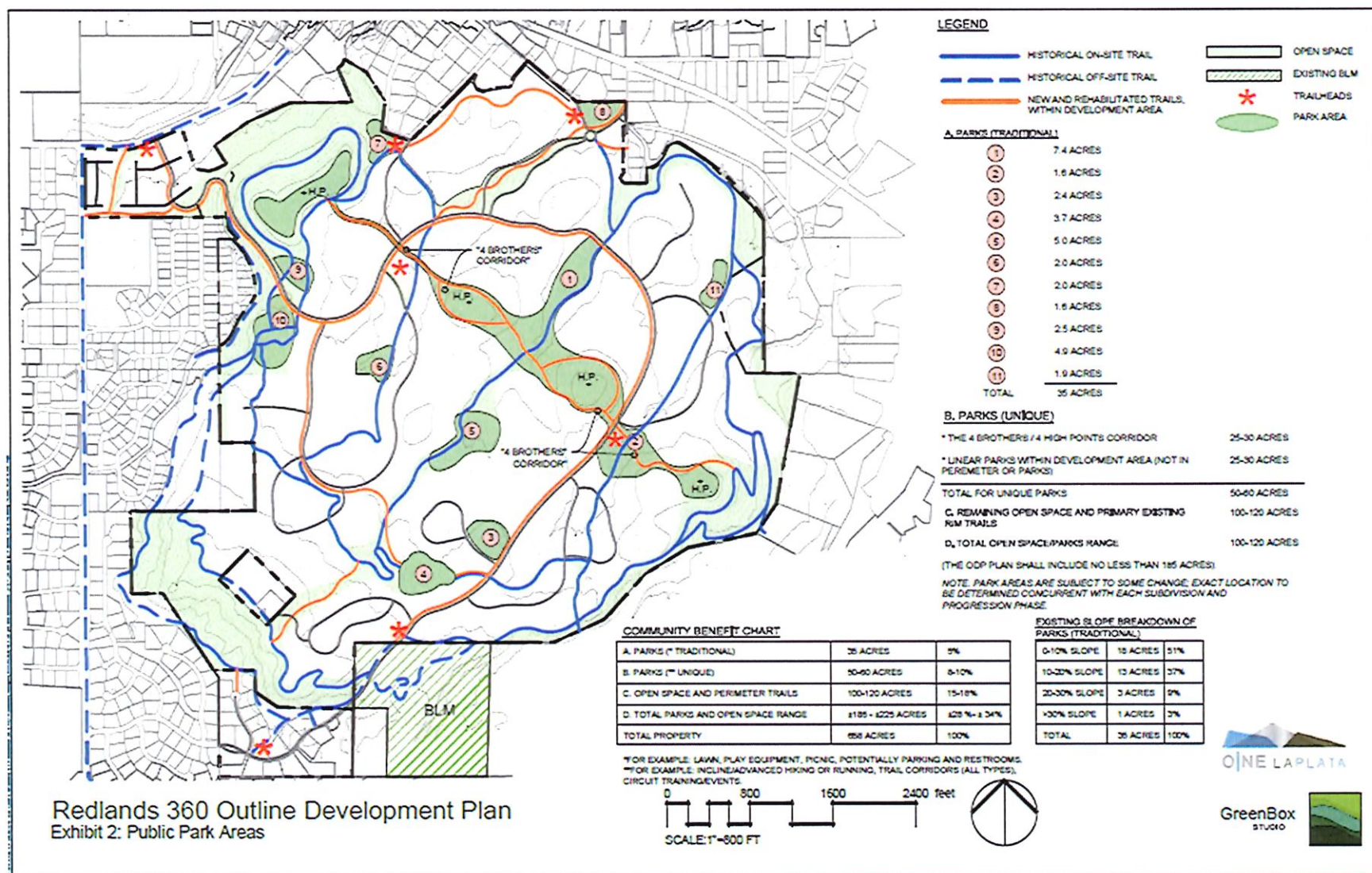
Laurel Lutz
President of the City Council

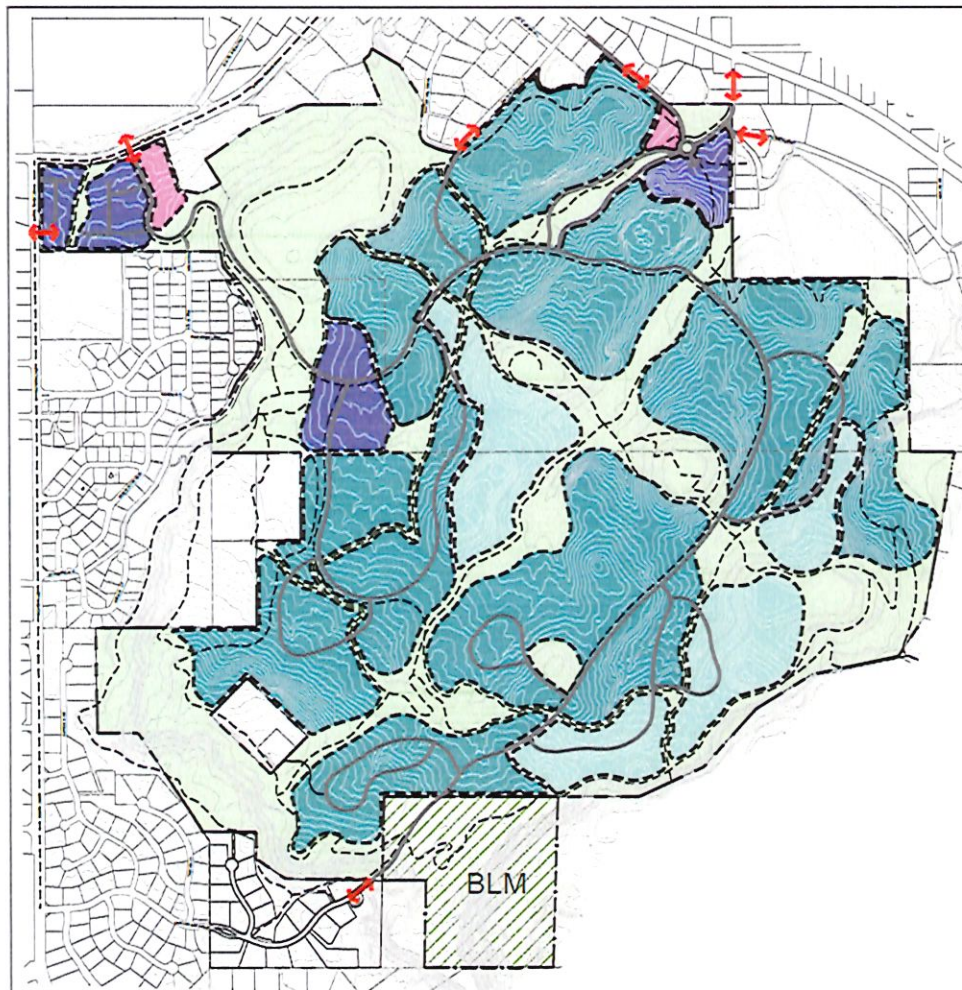
ATTEST:


Selestina Sandoval
City Clerk









LAND USE PLAN LEGEND

- PROJECT BOUNDARY LINE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MULTI-FAMILY/HIGH DENSITY
- COMMERCIAL
- OPEN SPACE
- ROAD NETWORK
- TRAILS
- ACCESS POINTS

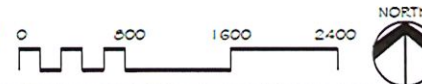
TABLE 1
DEFAULT STANDARDS

	Low Density Residential	Medium Density Residential	Multi-Family & High Density	Commercial B-1	Open Space CSR
City Default Zone Criteria	RL-4	RM-12	RM-16	B-1	CSR
Lot Area (min. ft.)	0	0	0	0	0
Width (min. ft.)	30	30	30	30	30
Frontage (min. ft.)	30	30	30	30	30
Frontage on out-lot (min. ft.)	0	0	0	0	0
Principal Structure					
Front (min. ft.)	20	20	20	20	15
Side (min. ft.)	5	5	5	5	5
Side - about residential (min. ft.)	5	5	5	5	5
Rear (min. ft.)	10	10	10	10	10
Accessory Structure					
Front (min. ft.)	20	20	20	20	15
Side (min. ft.)	5	5	5	5	5
Side - about residential (min. ft.)	5	5	5	5	5
Rear (min. ft.)	10	10	10	10	10
Bulk / Other Dimensional					
Lot coverage (max.)	50%	75%	75%	100%	100%
Height (max. ft.)	40	40	50	50	65
Density (min. units per acre)	0	2	5.5	0	0
Density (max. units per acre)	4	12	16	15	0
Cluster allowed	No	No	No	No	No

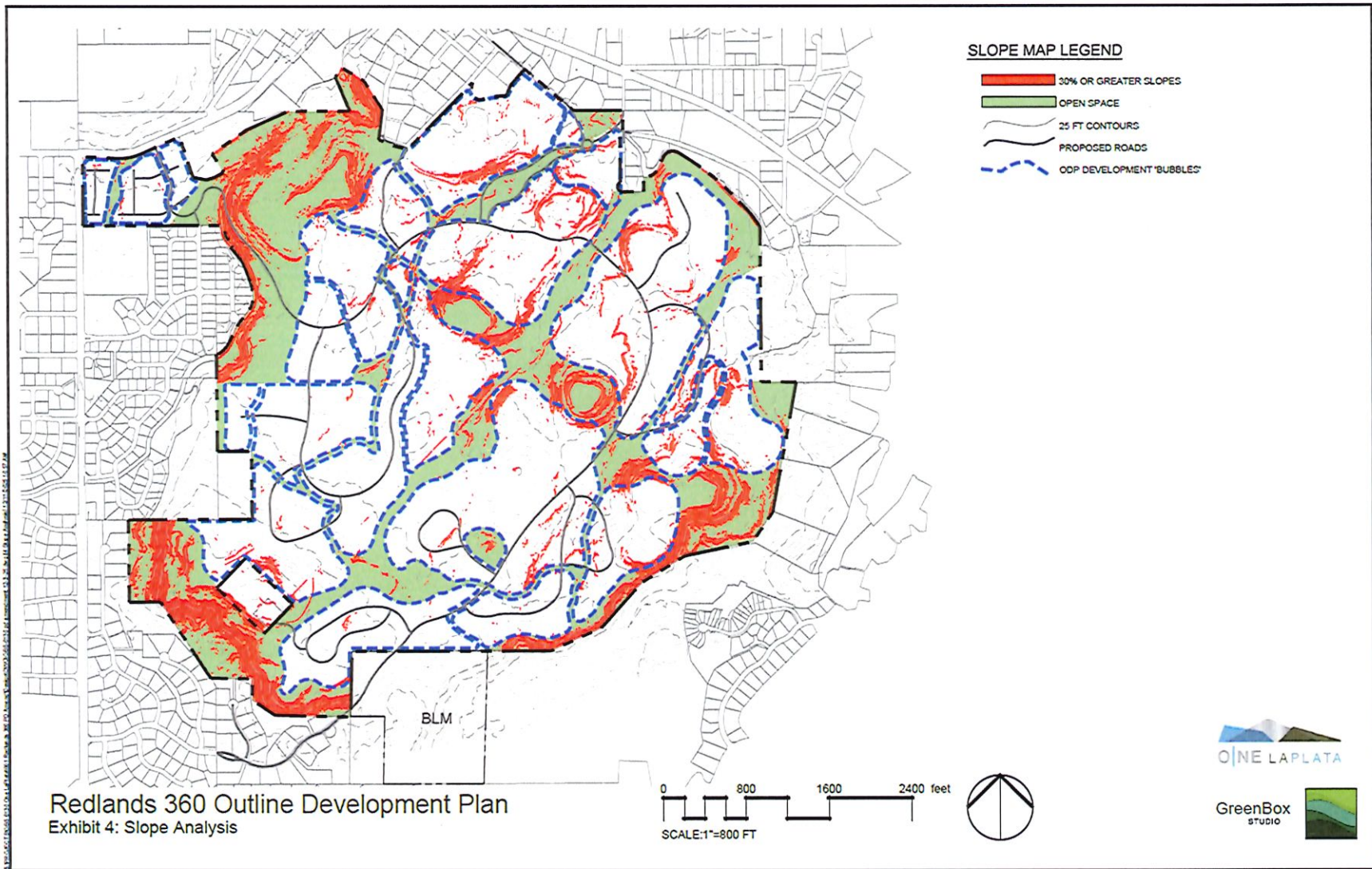
TABLE 2

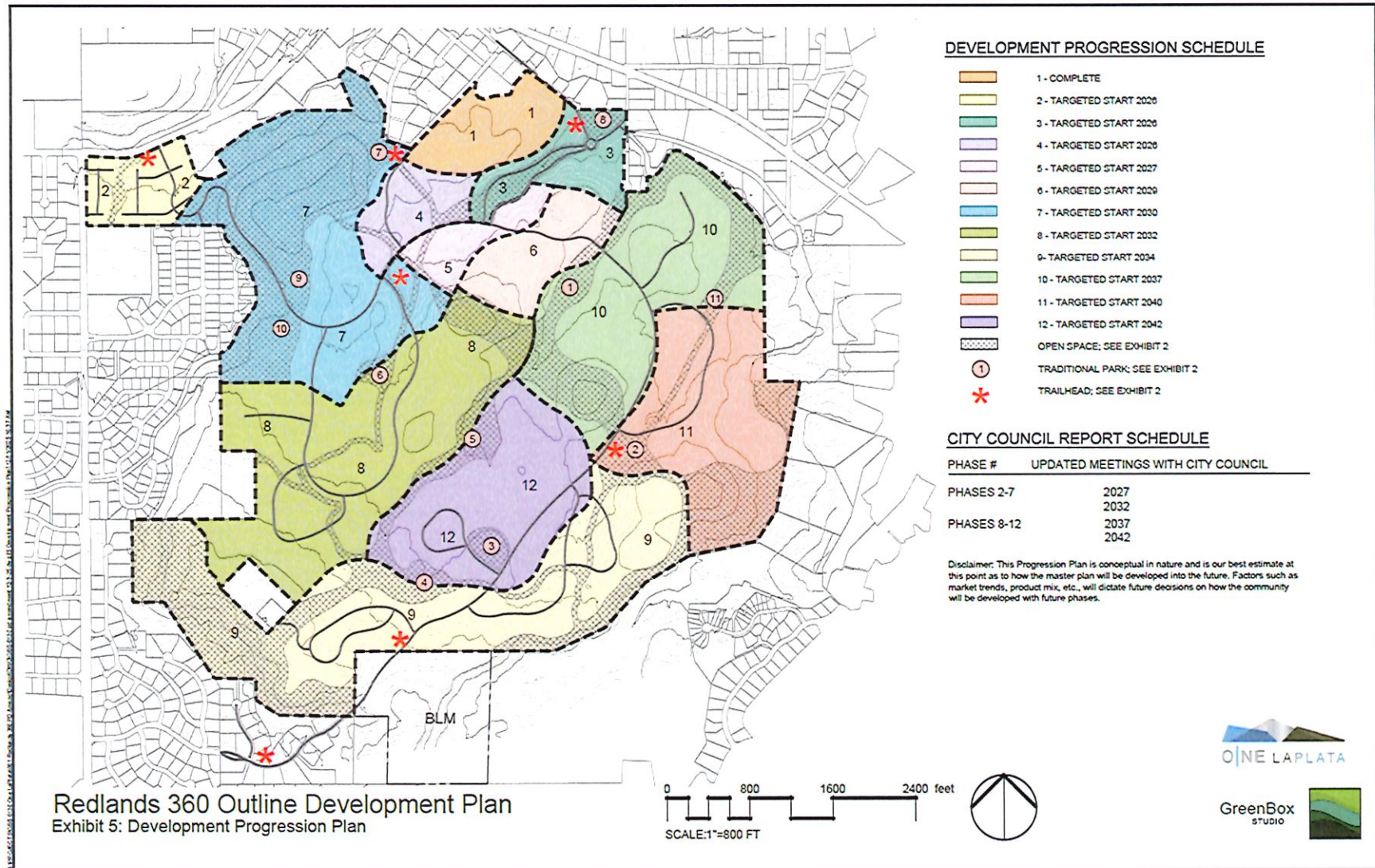
LAND USE	AREA	MINIMUM DENSITY	MAXIMUM DENSITY
LOW DENSITY RESIDENTIAL	MIN 60 ACRES	60 UNITS	240 UNITS
MEDIUM DENSITY RESIDENTIAL	MIN 24 ACRES 327	224 UNITS 654	324 UNITS 3924
MULTI FAMILY/HIGH DENSITY	MAX 32 ACRES	364 UNITS	512 UNITS
COMMERCIAL / MIXED USE	UP TO 6 ACRES	0 UNITS	132 UNITS
OPEN SPACE/CSR	NO LESS THAN 195 ACRES	-----	-----
PLANNED DEVELOPMENT RANGE		1302 UNITS	1752 UNITS

Redlands 360 Outline Development Plan Exhibit 3: Land Use and Default Zones



CLAUVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET, GRAND JUNCTION, CO 81501 www.clarob.com
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USE CATEGORY	PRINCIPAL USE					
RESIDENTIAL						
Household Living - residential occupancy of a dwelling unit by a "household"	Business Residence					A
	Two Family Dwelling	A	A			A
	Single-Family Detached	A	A			A
	Accessory Dwelling Unit	A	A	A	A	
	Agriculture Labor Housing					A
Home Occupation	Manufactured Housing Park					
	All Other Household Living		A			
Group Living - residential occupancy of a structure by a group of persons who do not meet the definition of "household living"	Home Occupation	A	A	A	A	
	Multi-Unit Living Facility					
	Unlimited Group Living Facility					
	Fraternities/Sororities					
	Rooming/Boarding House					
Institutional and Civic	Other Group Living (e.g., dormitory style living)					
INSTITUTIONAL AND CIVIC						
Colleges and Vocational Schools - colleges and institutions of higher learning	Colleges and Universities					
	Vocational, Technical and Trade Schools					A
Community Service - users providing a local service to the community	Community Activity Building	A	A	A	A	A
	All Other Community Service	A	A	A	A	A
Cultural - establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society	Museums, Art Galleries, Opera Houses, Libraries		A	A	A	
Day Care - care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day	Home-Based Day Care (1-12)	A	A	A	A	
	General Day Care	C	A	A	A	
Detention Facilities - facilities for the detention or incarceration of people	Jails, Honor Camps, Reformatory, Community Corrections Facility					
	Law Enforcement Rehabilitation Centers					

LEGEND
A ALLOWED USE
C CONDITIONAL USE

USE CATEGORY	PRINCIPAL USE					
RECREATION AND ENTERTAINMENT						
Treatment or surgical care to patients	Physical and Mental Rehabilitation (Resident)				C	
	All Other					
Parks and Open Space - natural areas consisting mostly of vegetative landscapes or outdoor recreation, community gardens, etc.	Cemetery					
	Golf Course					
Religious Assembly - meeting area for religious activities	Soft Driving Ranges					
	Pools, Lakes, Reservoirs, Other Open Spaces	C	C	C	A	A
Funeral Home/Mortuary	All	A	A	A	A	
	Crematory					A
Safety Services - public safety and emergency response services	All	A	A	A	A	
Schools - schools of the primary, elementary, middle, junior high or high school level	Boarding Schools		A	A	A	
	Community Schools	A	A	A	A	
Utility, Basic - infrastructure services that need to be located in or near the area where the service is provided	Utility Service Facilities (underground)	A	A	A	A	A
	All Other Utility, Basic	C	C	C	A	A
Utility Corridors - passageways for bulk transporting or transporting of electricity, gas, oil, communication signals, or other similar services	Transmission Lines (above ground)	C	C	C	C	
	Transmission Lines (underground)	C	C	C	C	
COMMERCIAL	Utility Treatment Production or Service Facility					
	All Other	C	C	C	C	
Entertainment Event - major activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities					
	Outdoor Facilities					C
Lodging - hotels, motels, inns, and similar establishments	Hotels and Motels					
	Short-Term Rentals	A	A	A	A	
Office - activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices				A	
	Office with Drive-Through				A	
Parking, Commercial - parking that is not necessary to serve a specific use and for which fees may be charged	All				A	

USE CATEGORY	PRINCIPAL USE					
RECREATION AND ENTERTAINMENT						
Recreation and Entertainment, Outdoor - large, generally commercial users that provide continuous recreation or entertainment oriented activities	Campgrounds					
	Resort Cabins and Lodges					
	Swimming Pools, Community	A	A	A	A	
	Whispering Ranges, Outdoor					
	Amusement Park, Miniature Golf					
Recreation and Entertainment, Indoor - large, generally commercial users that provide indoor recreation or entertainment oriented activities	Riding Academy, Riding or Equestrian Area					
	Zoo					C
Recreation and Entertainment, Indoor - large, generally commercial users that provide indoor recreation or entertainment oriented activities	Health Club				A	A
	Movie Theater, Casino, Arena				A	
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Shooting Ranges, Indoor					
	All Other Indoor Recreation				C	
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Adult Entertainment					
	Alcohol Beverage Production				C	
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Animal Care/Boarding/Day, Indoor				A	
	Animal Care/Boarding/Day, Outdoor					
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Car Wash, Detailing Services (vehicles On-Site)					
	Drinking Establishment				C	
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Drive-Through Users (Restaurants)					
	Food Service, Canteen				A	
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Food Service, Restaurant (including Alcohol Sales)				A	
	Farm Implement/Equipment Sales/Service					
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Farm Market					
	Feed Store					
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Fuel Sales, Automotive/Agriculture					
	Fuel Sales, Heavy Vehicle					
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	General Retail Sales, Major Operations, Display and Storage				A	
	General Retail Sales, Outdoor Operations, Display and Storage					
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Landscaping Materials, Care/Greenhouse/Nursery					
	Manufactured Building Sales and Service					
Retail Sales and Service - retail, lease or rental of new or used products to the general public. They may also provide personal services or entertainment or provide product repair or services for consumer and business goods.	Marijuana Related Business					



GreenBox studio



Redlands 360 Outline Development Plan

Exhibit 6a: ODP Use Table

USE CATEGORY	PRINCIPAL USE								
	Mobile Food Vendor							A	
	Mobile Food Vendor Court							A	
	Mobile Office							A	
	Rental Service, Indoor Display/Storage	A	A	A	A				
	Rental Service, Outdoor Display/Storage								
	Repair, Small Appliance							A	
	Repair, Large Appliance								
	Personal Services							A	
	All Other Retail Sales and Services							A	
Self-Service Storage	Mini-Warehouse					C	C		
Vehicle Repair - repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles	Auto and Light Truck Mechanics Repair Shop								
	Truck Shop/Trailer Plaza								
	Tire Retaining and Storage								
	All Other Vehicle Repair								
Vehicle Service, Limited - direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	Car Wash, Gasoline Service Station, Quick Lube							A	
	All Other Vehicle Service, Limited								
INDUSTRIAL									
	Indoor Operations and Storage								
	Assembly								
	Food Products								
Manufacturing and Production - firms involved in the manufacturing, processing, fabrication, packaging or assembly of goods	Manufacturing/Processing Marijuana Related Business								
	Indoor Operations with Outdoor Storage								
	Assembly								
	Food Products								
	Manufacturing/Processing Marijuana Related Business								
	Outdoor Operations and Storage								
	Assembly								
	Food Products								
	Manufacturing/Processing Marijuana Related Business								
	All Other Industrial Service, including any hazardous occupancy per the International Fire Code or International Building Code								

Self-Service Storage	Indoor Operations and Storage								
Industrial Services - Contractors and Trade Shops, Oil and Gas Support Operations without hazardous materials	Indoor Operations and Outdoor Storage including Heavy Vehicles								
	Outdoor Storage and Operations								
	Research, Testing and Laboratory Facilities - indoors includes Marijuana Testing Facilities								
Junie Yard	Junie Yard								
Impound Lot	Impound Lot								
Heavy Equipment Storage/Pile Storage	All								
Warehouse and Freight Movement - firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading								
	Indoor Storage with Outdoor Loading/Unloading								
	Outdoor Storage or Loading								
	Gas or Petroleum Storage								
	Gas or Oil Storage								
	All Other								
Waste-Related Use - uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material	Non-Hazardous Waste Transfer Station								
	Medical/Hazardous Waste Transfer Station								
	Waste Transfer Station								
	Recycling Collection Point							C	
	All Other Waste-Related								
Wholesale Sales - firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses	Wholesale Business (No Highly Flammable Materials/Liquids)								
	Agriculture Products								
	All Other Wholesale Uses								
	Animal Confinement								
	Dairy								
	Confined Animal Feeding Operation, Feedlot								
Agriculture	Forestry, Commercial								
	Marijuana Related Business								
	Pasture, Commercial								
	Winery								
	All Other Agriculture								
Aviation or Surface Passenger Terminal - facilities for the loading and unloading of flying vehicles or stations for ground-based vehicles and unloading areas	Airports/Airports								
	Bus/Commuter Stops	A	A	A	A	A			
	Bus/Railroad Depot								
	Marine								
	All Other Aviation or Surface Passenger Terminal								

Mining - mining or extraction of minerals or aggregate resources from the ground for on-site use	Oil or Gas Drilling								
	Gas or Gravel Extraction or Processing								
	All Other Mining								
Telecommunications Facilities - devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	A	C		
	Temporary PWSF (e.g., COW)	A	A	A	A	A			
	Co-Location	A	A	A	A	A			
	Tower Replacement	A	A	A	A	A			
	Dual Purpose Facility	A	A	A	A	A			
	DAS and Small Cell Facilities	A	A	A	A	A			
	Small Station with Concealed Attached Antennas	A**	A**	A**	A**	A**			
	Base Station with Non-Concealed Attached Antennas	C**	C*	C**	C**	C**			
	Tower, Non-Concealed	C**	C*	C	C	C			
	Broadcast Tower								

NOTES:

* Refer to Chapter 5.15 GJMC

** Except NOT allowed on structures the principal use of which is single - or two-family residential, group living or day care, or on multifamily structures of fewer than three stories.

*** Except NOT allowed on any site or lot where the principal use is single - or two-family residential.

LEGEND

A ALLOWED USE

C CONDITIONAL USE

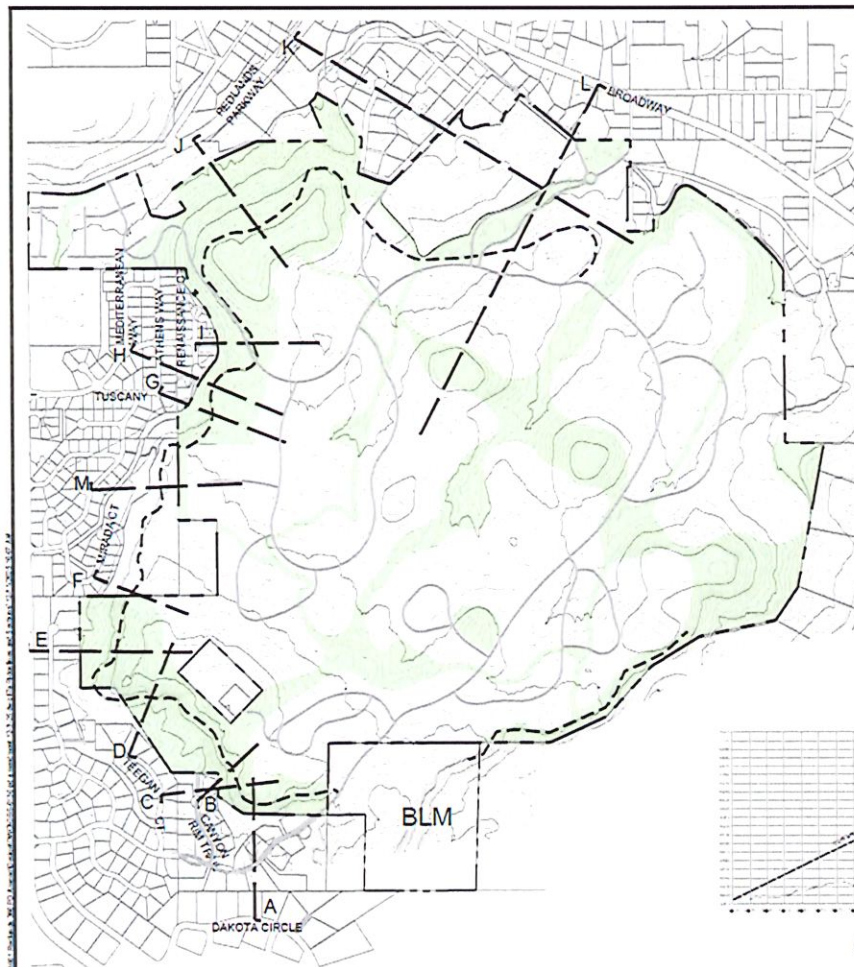
Redlands 360 Outline Development Plan

Exhibit 6b: ODP Use Table



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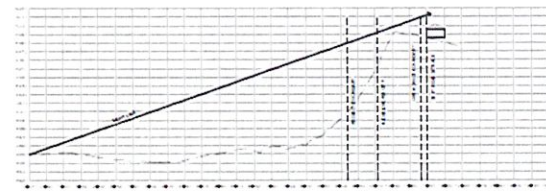


RIDGELINE MAP LEGEND

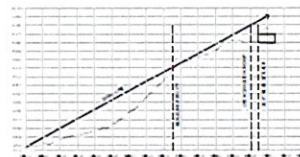
- OPEN SPACE
- RIDGELINE SECTION LINES FROM NEAREST STREET CENTER LINE PARALLEL TO RIDGE: SEE SECTIONS BELOW

NOTE: CROSS SECTIONS DRAWN WITH 2.5X VERTICAL EXAGGERATION

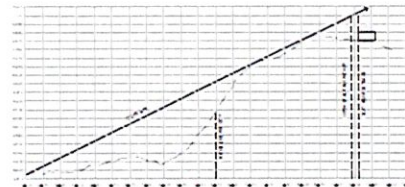
RIDGELINE PER CITY OF GRAND JUNCTION 21.07.020 (p16) Exhibit 7.2 C2



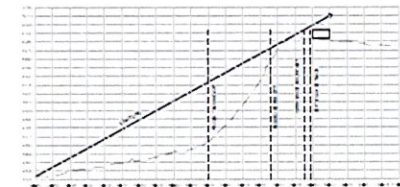
A
(DAKOTA CIRCLE)



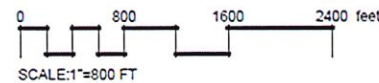
B
(CANYON RIM TRAIL)



D
(TEEGAN COURT)



C
(TEEGAN COURT)

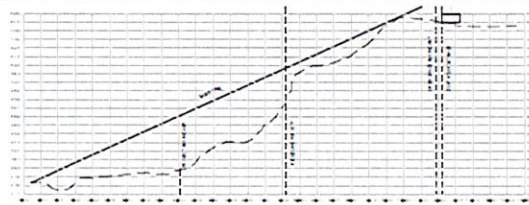


Redlands 360 Outline Development Plan Exhibit 7a Ridgelines and Sections

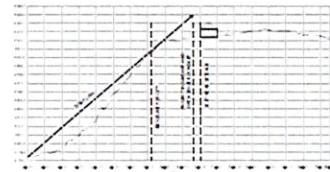
ONE LAPLATA

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STUDIO

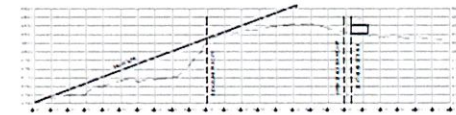




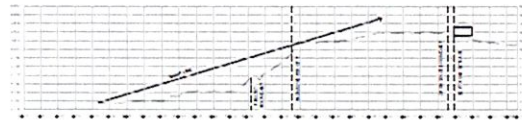
E
(SOUTH CAMP)



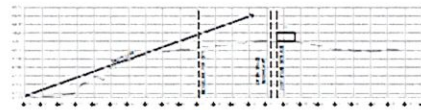
F
(MIRADA CT)



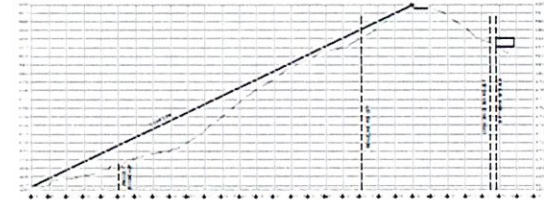
G
(TUSCANY & ATHENS WAY)



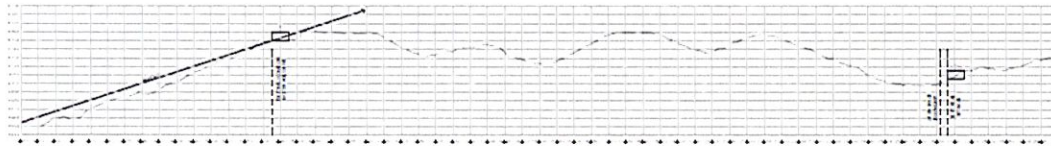
H
(MEDITERRANEAN WAY)



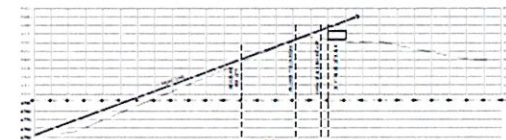
I
(RENAISSANCE COURT)



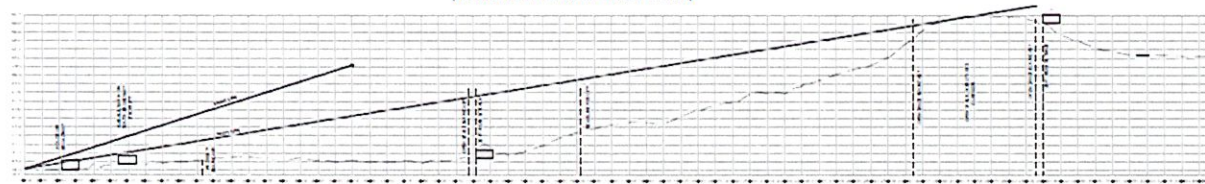
J
(REDLANDS PARKWAY-SOUTHWEST)



K
(REDLANDS PARKWAY-NORTHEAST)



M
(MONTERO STREET)



L
(SOUTH BROADWAY/HWY 340)

Redlands 360 Outline Development Plan Exhibit 7b Ridgelines and Sections



GreenBox
STUDIO



The City of Grand Junction Zoning and Development Code includes chapters 21.11, Outdoor Lighting and Chapter 25.04, Site Lighting.

Chapter 21.11, Outlines the following purposes of lighting regulations:

- 1) Minimize light pollution, light trespass, and glare
- 2) Conserve energy and resources
- 3) Provide safe roadways for motorists, bicyclists, and pedestrians
- 4) Promote wildlife habitat and migration by minimizing light pollution into and adjacent to habitat areas
- 5) Ensure sufficient lighting can be provided where needed to promote safety and security
- 6) Protect and reclaim the ability to view the night sky

Outdoor lighting in the Redlands has historically been minimized, particularly in the areas on the south side of Highway 340 which includes the Redlands 360 ODP area. The excerpt below is from the Redlands Neighborhood Plan adopted by the City and County in 2002. While this plan has since been sunset by the City, the information is still relevant to the importance of protecting the night sky and how lighting on the Redlands has been treated over time. With the increase in development on the Redlands, retaining the characteristics of dark skies has been repeatedly cited by residents as a priority during neighborhood meetings and in comments to development applications.

Outdoor Lighting

The enjoyment of the night-sky is also a high priority for residents of the Redlands. Specific standards should be developed to address light pollution concerns. The varying topography and proximity to the Colorado National Monument makes it that much more important that the amount of lighting in certain areas of the Redlands be kept to a minimum. Generally, that area south of Highway 340 should have reduced requirements for street lighting and other public space lighting, allowing the lighting to be low level and spaced to provide the minimum light necessary to meet safety needs. (See also Land Use/Growth Management Action Plan, Page 21)

GOALS, POLICIES, IMPLEMENTATION

Goals

* Enhance and maintain, to the greatest extent possible, the darkness of the night sky.

Policies

* Minimize the number and intensity of street lighting and public space lighting.

* Encourage homeowners to minimize outdoor lighting.

In keeping with Code purposes and the historic treatment of lighting in the Redlands, and specifically to be consistent with lighting within surrounding neighborhoods and nearby developments in the Redlands 360 area (e.g. The Ridges/Redlands Mesa, Granite Falls), the Applicant is proposing the following lighting policy for the amended Redlands 360 Outline Development Plan (ODP):

Public Streets

Residential Collector Streets are to be provided with standard Cobra Head fixtures (See Figure 1). This lighting standard will be placed at high intensity intersections with other major roadways. Less intensity intersections along Residential Collector Streets such as with Residential Local Streets, trail or mid-block sidewalk crossings may be illuminated with the Lantern Head fixtures.

Residential Local Streets are to be provided with standard Lantern fixtures (See Figure 2). The lighting standard at the less intensity intersections shall be determined at the time of each filing submittal for Redlands 360. This lighting standard will not be required at the end of cul-de-sacs on Residential Local Streets. Any location where a trail or mid-block sidewalk crossing occurs may be illuminated with a Pedestrian Light (See Figure 3).

Streetslights other than at locations listed above are to be limited and primarily only used to illuminate roadway areas such as curves and crests in the grade.

Bicycle & Pedestrian Trails and Outdoor Public Gathering Spaces

In keeping with the prevailing outdoor lighting character in the Redlands, lighting of public pedestrian gathering spaces and formal bicycle and pedestrian trails shall be minimized. However, these circulation elements shall be highlighted by visible light sources that clearly indicate an entrance to a primary trailhead/path or its intersection with a street, sidewalk or other pedestrian area or path (if there is no other lighting in the vicinity). Pedestrian level lighting will be used to highlight circulation systems as needed by visible light sources that clearly indicate the path of travel ahead or highlight points of deviation or conflict but do not necessarily illuminate all portions of the path.

Pedestrian area and pathway lighting shall be mounted close to the ground and use a low level of illumination, such as a Pedestrian Light, a Pedestrian Bollard Light (See Figure 4) or similar low mount fixture. Pedestrian Lights will be a maximum of 14 feet in height. Pedestrian Bollard Lights will be a maximum of 4 feet in height. Solar fixtures are allowed and preferred for this type of lighting. Fixtures are to be provided at entrances to primary walkways, at trail intersections, stairways, and similar conflict points. Pedestrian lighting in other locations than listed above are to be limited but not required. Minimum intensity for such lighting shall be 0.5 footcandles; maximum 10 footcandles. All lighting shall be shielded and downcast as needed to minimize the impact of illumination on adjacent areas.

All single-track hiking and biking trails, whether existing or proposed, located throughout the designated community open space are exempt from the requirements of pedestrian lighting listed above.

Commercial/Multifamily Parking lots.

Provide parking lot lighting to meet the IEG Parking Facilities Standard for Low Levels of Activity in General Parking and Pedestrian Areas of 0.2 footcandle minimum and 6 footcandles maximum on the pavement with a uniformity of 4 footcandles or less. Parking lots/areas not classified as commercial and/or multifamily parking lots will not be required to have lighting.

Playgrounds

As consistent with other public parks/playgrounds, lighting is not required, and the use of playgrounds shall be restricted/posted for use in daytime (dawn until dusk) hours only. Lighting within any park to be dedicated to the City shall be approved by the City. Developer will determine lighting needs within Metropolitan District parks depending on the proposed program and use of the park.

Under-Canopy Areas

Stand-alone canopy lighting is not required, however where employed such as at a canopy over a mail kiosk, lighting may be controlled by motion-detection for automatic on and off control. Where the canopy does not exist near a site power distribution supply, exterior rated solar/battery power supply for lighting to provide a minimum 2 footcandles, maximum 5 footcandles will be provided. Lighting source(s) will be shielded by inherent design of the luminaire or construction of the canopy, to minimize future visibility and lighting spillover along the roadway or adjacent lots and restrict most of the luminance of the fixture to a footprint within 10 feet from the edge of canopy.

Signage and Accent Landscape Lighting

Signage and accent landscape lighting is not required. However, where provided for entry/development identification and aesthetics, the lighting may be shielded to minimize future visibility and lighting spillover along the roadway or adjacent lots; illumination shall be limited to 15 footcandles and it shall be limited to illumination from sunset to midnight and from an hour before dawn to dawn.

Signage and Accent Landscape Lighting shall all be accomplished utilizing in-ground fixtures that do not extend above ground more than one (1) foot.

Lighting for other signage, such as on non-residential buildings or sites is not allowed one hour after closing, and before one hour of opening.

Building Entries

Lighting at non-residential or multi-unit buildings shall be located on the building with 5 footcandles minimum, and 10 footcandles maximum. Lighting at other than main entrances is to be directed so as not to spill more than 15 feet from entrance.

General Lighting Standards

All light fixtures may be aimed at and shielded so that the direct illumination shall be confined to the property boundaries of the light source. Lighting shall not be aimed onto adjacent properties, except in cases of shared parking, shared pedestrian pathways, or for coordinated development sites spanning multiple parcels.

For lighting fixtures that exceed 3 feet in height, light shall be directed away from drivers' direct line of sight and away from residential uses but shall not interfere with the safe operation of vehicles moving on or near the site.

USE/AREA*	MINIMUM INTENSITY (footcandles)*	MAXIMUM INTENSITY (footcandles)*
Bicycle and Pedestrian Trails and Outdoor Public Gathering Spaces	0.5	10.0
Commercial/Multifamily Parking Lots**	0.2	6.0
Under-Canopy Areas	2.0	5.0
Signage and Accent Landscape Lighting	0.0	15.0
Building Entries	5.0	10.0

*Refer to details above for further requirements including standard style, height, location and spacing of lighting.

** Parking lots/areas not classified as commercial and/or multifamily parking lots will not be required to have lighting.

Disclaimer: Light fixture images shown on this graphic are for representational purposes only. Final light fixtures to be installed will be submitted and approved by the City of Grand Junction.



Figure 1: Cobra Head Light



Figure 2: Lantern Light



Figure 3: Pedestrian Light



Figure 4: Pedestrian Bollard Light

Redlands 360 Outline Development Plan

Exhibit 8: Outdoor and Site Lighting

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I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5335 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th of July, 2026, and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the day of the 5th of August 2026, at which Ordinance No. 5335 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 10th day of August 2026.


Deputy City Clerk

Published: July 18, 2026
Published: August 8, 2026
Effective: September 7, 2026

